

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 21, 2008**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.
2. Roll Call.

PRESENT: Sherrill, McFarland, J. Valadez, Gadberry, Myers, Martinez, Gray

ABSENT: Westheimer, Hawkins, Wright, R. Valadez

3. Approval of October 7, 2008 Minutes.

1:00 PM – Public Hearing

COMBINED HEARING:

Commissioner Gadberry made a motion to approve the following rezoning cases with conditions and amendments as staff has recommended. Additionally, no citizens have signed to speak in opposition on the said cases: items 17, 18 and 19. The motion was seconded by Commissioner Martinez.

4. **ZONING CASE NUMBER Z2008276 (Council District 8):** A request for a change in zoning from "C-2" Commercial District to "C-3" General Commercial District on Lot 14, Block 19, NCB 14035, 4302 Hyatt Place Drive. Staff recommends approval.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Vance Jackson Neighborhood Association is in opposition.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Martinez to recommend approval.

AYES: Sherrill, McFarland, Gadberry, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

-
5. **ZONING CASE NUMBER Z2008277 (Council District 5):** A request for a change in zoning from "C-3NA" Commercial Nonalcoholic Sales District to "C-2" Commercial District on Lots 7, 8, and 9, Block 1, NCB 8881, 2426 Culebra Road. Staff recommends approval.
-

Staff stated there were 36 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Martinez to recommend approval.

AYES: Sherrill, McFarland, Gadberry, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2008278 S (Council District 8): A request for a change in zoning from "C-2 GC-1" Commercial, Gateway Corridor District and "O-1 GC-1" Office, Gateway Corridor District to "C-2 S GC-1" Commercial, Gateway Corridor District with a Specific Use Authorization for a bar/ tavern (0.19 acres) and "C-2 GC-1" Commercial, Gateway Corridor District (1.27 acres) on a 0.19 acre parcel out of Lot 131, Block 1, NCB 18338 and 1.27 acre parcel out of Lot 133, Block 1, NCB 18338, 23095 IH 10 West. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Martinez to recommend approval.

AYES: Sherrill, McFarland, Gadberry, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

Chairman Sherrill stated the Zoning Case Z 2008229 has been postponed as per the applicant's request. In addition, Zoning Case Z2008114 has been withdrawn as per the applicant's request.

INDIVIDUAL CONSIDERATION:

7. ZONING CASE NUMBER Z2008147 ERZD (Council District 8): A request for a change in zoning from "R-6 CD ERZD" Residential Single-Family Edwards Recharge Zone District with a Conditional Use for a Private High School to "O-1 ERZD" Office Edwards Recharge Zone District (1.6350 acres) and "O-2 ERZD" Office Edwards Recharge Zone District (11.9523 acres) on 13.5873 acres out of NCB 17627 and NCB 18598, 4150 DeZavala Road. Staff recommends approval.

James Griffin, representative, stated he would like to request a continuance to meet with the neighborhood association.

Staff stated there were 54 notices mailed out to the surrounding property owners, 5 returned in opposition and 3 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend a continuance until November 4, 2008.

AYES: Sherrill, McFarland, Gadberry, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2008211 (Council District 1): A request for a change in zoning from "I-1 RIO-2" General Industrial River Improvement Overlay District 2 to "D RIO-2" Downtown River Improvement Overlay District 2 on 0.203 acres out of NCB 441, 630 Broadway. Staff recommends denial.

Gerardo Menchaca, applicant, stated he would like to request a two week continuance.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 161 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Myers to recommend a continuance until November 4, 2008.

AYES: Sherrill, McFarland, Gadberry, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2008212 (Council District 1): A request for a change in zoning from "I-1 RIO-2" General Industrial River Improvement Overlay District 2 to "D RIO-2" Downtown River Improvement Overlay District 2 on Lot 8 and the northeast 44.61 feet of Lot 7, Block 3, NCB 446, 702 Broadway. Staff recommends denial.

Gerardo Menchaca, applicant, stated he would like to request a two week continuance.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 161 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend a continuance until November 4, 2008.

AYES: Sherrill, McFarland, Gadberry, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2008188 ERZD (Council District 8): A request for a change in zoning from "C-3" General Commercial District; "R-6" Residential Single-Family District; "C-3 ERZD" General Commercial Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MPCD ERZD" Master Planned Community Edwards Recharge Zone District and "MPCD" Master Planned Community District on 81.138 acres out of NCB 14867, 9100 Block of North Loop 1604 West. Staff recommends approval.

Josh Cude, representative, stated he would like to request a continuance.

Staff stated there were 15 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Myers to recommend a continuance until November 4, 2008.

AYES: Sherrill, McFarland, Gadberry, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2008180 (Council District 8): A request for a change in zoning from "C-3" General Commercial District to "MF-33" Multi-Family District on a 12.114 acre tract of land out of Lot 5, Block 1, NCB 14858, approximately 302.47 feet north of Presidio Parkway and 416.15 feet west of Vance Jackson Road. Staff recommends approval.

Lucy Peveto, representative, stated she would like to request a four-week continuance.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

Commissioner J. Valadez arrived at 1:33 pm

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Gadberry to recommend a continuance until November 18, 2008.

AYES: Sherrill, McFarland, Gadberry, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

12. **ZONING CASE NUMBER Z2008253 (Council District 8):** A request for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi Family District on 4.271 acres out of NCB 14862 and 6.142 acres out of NCB 17204, 6301 Melissa Ann. Staff recommends approval.

Ken Brown, representative, stated he would like to request a continuance.

Staff stated there were 73 notices mailed out to the surrounding property owners, 8 returned in opposition and 2 returned in favor and no response from Tanglewood, Woodridge and Jade Oaks Neighborhood Associations.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Martinez to recommend a continuance until November 4, 2008.

AYES: Sherrill, McFarland, J. Valadez, Gadberry, Myers, Martinez

NAY: None

RECUSED: Gray

THE MOTION CARRIED

13. **ZONING CASE NUMBER Z2008266 S (Council District 1):** A request for a change in zoning from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for a Wireless Communication System on 0.0198 acres out of NCB 11684, 3723 West Avenue. Staff recommends denial.

Vince Huebinger, representative, stated they are proposing to wireless communication tower. He stated has been in contact with the surrounding property owners who are in support.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Dellview Area Neighborhood and North Central Neighborhood Associations. Staff mailed 30 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Gadberry to recommend approval.

AYES: Sherrill, McFarland, J. Valadez, Gadberry, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

14. **ZONING CASE NUMBER Z2008271 CD (Council District 7):** A request for a change in zoning from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with a Conditional Use for Multi-Family Dwellings not to exceed 15 units per acre or a total of 2 units on the south 68.5 feet of Lot 28 and Lot 29, Block 13, NCB 1955, 2793 and 2795 North Elmendorf Street. Staff recommends approval.

Theodore Rodriguez, owner, stated the purpose of this request is to allow for another meter also to upgrade the electrical service in the house. He stated he does not intend to remodel or making additions to the structure.

The following citizen(s) appeared to speak:

Alejandro Soto, President of Woodlawn Lake Neighborhood Association, stated their concern is that this zoning change may allow for apartment rental units should Mr. Rodriguez sell the property.

Grace Rose, representing Jefferson Woodlawn Lake Association, stated they are in opposition. As Mr. Soto stated, they are concerned that this change would allow for rental units. She stated their intent is to maintain the single-family residential character of the neighborhood.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Jefferson Neighborhood Association. Staff mailed 34 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend approval.

AYES: Sherrill, McFarland, J. Valadez, Gadberry, Martinez, Gray

NAY: Myers

THE MOTION CARRIED

15. **ZONING CASE NUMBER Z2008275 S (Council District 2):** A request for a change in zoning from "I-1" General Industrial District to "I-2 S" Heavy Industrial District with a Specific Use Authorization for a Bulk Plant or Terminal on Lot 25, NCB 12867, 498 Pop Gunn Drive. Staff recommends approval.

Ken Brown, representative, stated he would like to request a continuance.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend a continuance until November 4, 2008.

AYES: Sherrill, McFarland, J. Valadez, Gadberry, Myers, Martinez, Gray

NAY: None

THE MOTION CARRIED

16. Discussion and consideration regarding the potential placement of Zoning Case Z2008258 CD on the November 4, 2008 agenda at a time certain.

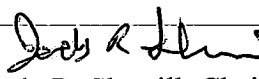
Rudy Nino, Senior Planner, stated he would like to request this case not be considered on the November 4, 2008 Zoning Commission Agenda as he is still working closely with City Council Office on this case.

NO ACTION WAS TAKEN

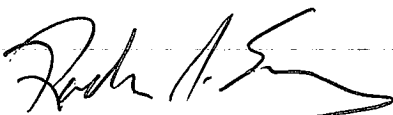
18. ADJOURNMENT.

There being no further business, the meeting was adjourned at 2:17 p.m.

APPROVED:


Jody R. Sherrill, Chair

ATTEST:


Executive Secretary